

GOLD MARK

REAL ESTATE

FEBRUARY 2026

MUDON AL RANIM
MONTHLY MARKET REPORT

With several years of experience in multinational work environments, I transitioned into Real Estate to channel my passion for sales and marketing. As a Property Consultant at Gold Mark, I bring a results-oriented mindset, perseverance, and an adaptable attitude to every client relationship. I believe that diligent work and continuous learning are the keys to success, and my focus on Mudon Al Ranim allows me to deliver tailored advice and meaningful results for buyers, sellers, and investors alike.

GEORGE LOZEH

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR

 SUPERAGENT

TruBroker™



With over a decade of experience in the UAE real estate market, I bring deep market insight, strategic leadership, and a strong client-first approach to my role as Associate Director. Known for my integrity, professionalism, and results-driven mindset, I have consistently delivered exceptional value for both investors and end-users across residential and commercial properties, with a particular specialization in Mudon Al Ranim. My in-depth understanding of the ever-evolving Dubai property markets allows me to stay ahead of trends and deliver data-backed guidance to buyers, sellers, and developers alike, making me a trusted advisor and a key figure within the organization.

GEORGE MURAD

MUDON AL RANIM SPECIALIST | ASSOCIATE DIRECTOR

 SUPERAGENT

TruBroker™



SALES TRANSACTION IN THE LAST 30 DAYS
IN MUDON AL RANIM

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AL RANIM 5	3 BR	3,100,000 AED
AL RANIM 7	3 BR	3,250,000 AED
AL RANIM 2	3 BR	3,250,000 AED
AL RANIM 2	3 BR	3,320,000 AED
AL RANIM 3	3 BR	3,325,000 AED
AL RANIM 6	3 BR	3,680,000 AED
AL RANIM 3	3 BR	3,700,000 AED
AL RANIM 3	3 BR	3,600,000 AED
AL RANIM 8	3 BR	3,390,000 AED
AL RANIM 2	3 BR	3,400,000 AED
AL RANIM 5	3 BR	3,425,000 AED
AL RANIM 3	3 BR	3,475,000 AED
AL RANIM 7	3 BR	3,480,000 AED
AL RANIM 1	3 BR	3,350,000 AED
AL RANIM 2	3 BR	3,350,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AL RANIM 6	4 BR	3,850,000 AED
AL RANIM 8	4 BR	3,925,000 AED
AL RANIM 4	4 BR	4,100,000 AED
AL RANIM 2	4 BR	4,150,000 AED
AL RANIM 1	4 BR	4,150,000 AED
AL RANIM 2	4 BR	4,200,000 AED
AL RANIM 2	4 BR	4,275,000 AED
AL RANIM 6	4 BR	4,300,000 AED
AL RANIM 7	4 BR	4,400,000 AED
AL RANIM 5	4 BR	4,500,000 AED
AL RANIM 2	4 BR	4,525,000 AED
AL RANIM 3	4 BR	4,700,000 AED
AL RANIM 6	4 BR	4,800,000 AED
AL RANIM 3	4 BR	4,585,000 AED
AL RANIM 4	4 BR	4,600,000 AED

RENTAL TRANSACTIONS IN THE LAST 30 DAYS
IN MUDON AL RANIM

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AL RANIM 2	3 BR	175,000 AED
AL RANIM 3	3 BR	175,000 AED
AL RANIM 3	3 BR	178,000 AED
AL RANIM 3	3 BR	180,000 AED
AL RANIM 3	3 BR	180,000 AED
AL RANIM 1	3 BR	180,000 AED
AL RANIM 2	3 BR	180,000 AED
AL RANIM 3	3 BR	182,500 AED
AL RANIM 2	3 BR	185,000 AED
AL RANIM 3	3 BR	185,000 AED
AL RANIM 2	3 BR	185,000 AED
AL RANIM 3	3 BR	200,000 AED
AL RANIM 3	3 BR	190,000 AED
AL RANIM 2	3 BR	190,000 AED
AL RANIM 3	3 BR	195,000 AED
AL RANIM 2	3 BR	205,000 AED

SUB-COMMUNITY	SPECS	AMOUNT (AED)
AL RANIM 2	4 BR	225,000 AED
AL RANIM 1	4 BR	225,000 AED
AL RANIM 3	4 BR	225,000 AED
AL RANIM 3	4 BR	225,000 AED
AL RANIM 3	4 BR	228,000 AED
AL RANIM 3	4 BR	235,000 AED
AL RANIM 3	4 BR	240,000 AED
AL RANIM 1	4 BR	240,000 AED
AL RANIM 3	4 BR	240,000 AED
AL RANIM 3	4 BR	245,000 AED
AL RANIM 2	4 BR	245,000 AED
AL RANIM 3	4 BR	250,000 AED
AL RANIM 3	4 BR	260,000 AED
AL RANIM 3	4 BR	260,000 AED
AL RANIM 2	4 BR	290,000 AED


GOLD MARK
REAL ESTATE


AVAILABLE NOW



FOR SALE

MUDON AL-RANIM 1
MUDON

 3BR VILLA


 1,808 sqft

AED 3.75M



FOR SALE

MUDON AL-RANIM 4
MUDON

 4BR VILLA


 2,793 sqft


AED 4.5M



FOR RENT

MUDON AL-RANIM 3
MUDON

 4BR VILLA

 3,257 sqft


AED 250K



FOR RENT

MUDON AL-RANIM 3
MUDON

 3BR VILLA

 1,939 sqft

AED 185K

CLIENTS LOOKING TO BUY IN MUDON AL RANIM

1

Cash buyer looking for a 4BR
in Al Ranim 4

Budget - AED4.3M

3

Mortgage buyer looking for 4bed in ranim 3

Budget - AED 4.2M

2

Pre-approved buyer looking for a park facing
3BR unit in Ranim

Budget - AED 3.4M

4

End-User cash buyer looking for a 4BR
Park Facing unit in Mudon Al Ranim

Budget - AED 4M ~ 4.2M

RECENT TRANSACTIONS BY GOLD MARK TEAM
IN MUDON AL RANIM



GOLD MARK
REAL ESTATE

SOLD

MUDON AL RANIM 3
MUDON

AED 4,990,000

4 Bed | 2,883 sqft



GOLD MARK
REAL ESTATE

SOLD

MUDON AL RANIM 4
MUDON

AED 4,850,000

4 Bed | 3,445 sqft



GOLD MARK
REAL ESTATE

SOLD

MUDON AL RANIM 8
MUDON

AED 4,100,000

4 Bed | 3,162 sqft

PROPERTY MONITOR DATA

MEDIAN PRICES



APARTMENTS

₹ 1,250,000



TOWNHOUSES

₹ 3,644,888



VILLAS

₹ 10,942,231



18,575

Number of Monthly Transactions



550M

Highest Recorded Sale

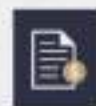
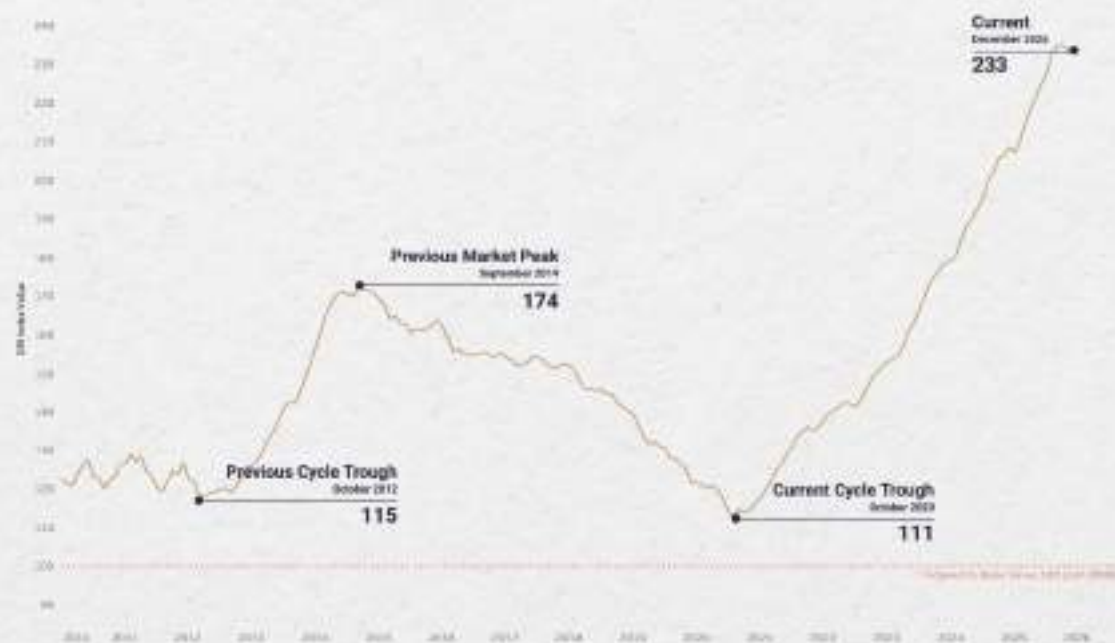


178K

Lowest Recorded Sale

- Prices ease again (-0.17%), signaling consolidation rather than a break in the long-term uptrend.
- 18,575 sales in December, the strongest December on record, closing a year of near-continuous volume highs.
- New supply accelerates sharply, with 167K+ units launched in 2025—equivalent to a new project every 13.5 hours.
- Mortgage activity softens (-19.8%), driven by transaction mix as apartment sales ease while villa demand remains steady.

PROPERTY MONITOR DYNAMIC PRICE INDEX



-0.17%
MoM Change



-0.46%
QoQ Change



+12.09%
YoY Change



AED 1,673
Price Per Sqft

GOLD MARK

REAL ESTATE

TESTIMONIALS

1

If you're considering purchasing a property in Dubai, I highly recommend Gold Mark Real Estate. I want to extend a special thanks to Mr. George Lozeh, who was exceptionally patient with us. He is a highly professional and dedicated individual who understood our needs and made sure the entire process was completed efficiently. Finding the right broker is essential in a city like Dubai, where there is high demand and quick-paced transactions. That's why I highly recommend Gold Mark Real Estate.

Anon.



2

Gold Mark - they actually stay true to the name by delivering Gold Standard service. I am impressed and thankful to the team, specially to George Mrad. George was extremely professional and guided us throughout the process. He was super responsive, explained each detail and addressed all queries promptly. George knows his stuff and I will highly recommend him and Gold Mark to anyone looking to buy/rent property in Dubai.

Shikhar Angra



3

I highly recommend working with Anuj. He works smart, is efficient and is very responsive. His biggest trait is that he focuses on building a relationship rather than just closing a deal. A true professional who executed the entire deal smooth and stress-free.

Munir Taher



4

The Gold Mark team was highly efficient and responsive throughout the process. Everything was handled smoothly and professionally. Highly recommended!

Rebecca



GOLD MARK

REAL ESTATE

LET'S EXPLORE THE OPPORTUNITIES
MUDON AL-RANIM HAS TO OFFER TOGETHER.

George Lozeh
Associate Director

+971 50 684 9827
gl@goldmark.ae
ORN:16805 | BRN:61002



George Murad
Associate Director

+971 50 215 0574
mg@goldmark.ae
ORN:16805 | BRN:71095

